GUARANTEE OF PAYMENT

Investor Name: HEMALKUMAR VYAS	Investor Principal: \$400,000
Address: 13319 HATHERTON CIRCIE	
ORLANDO FLORIDA 32832	

Guarantor:

National Realty Investment Advisors, LLC

National Realty Investment Advisors, LLC ("Guarantor") hereby guarantees to the above referenced investor the full return of his/her/its investor principal in the amount of \$\frac{400,000}{000}\$ plus an annualized preferred return of 12%, or the balance of any shortfall thereto, in the event that NRIA Partners Portfolio Fund I, LLC (the "Fund"), fails to return such investor's principal and/or at least a 12% annualized preferred return, as intended under the terms of the Second Amended and Restated Confidential Offering Memorandum of the Fund, dated May 1, 2019 (as may be amended from time to time by sticker supplement or otherwise), which such confidential offering memorandum is incorporated by reference herein.

This Guarantee is absolute and without conditions. This Guarantee can be changed only by written agreement signed by both the above referenced investor and the undersigned party. Guarantor agrees to pay all legal fees and all other costs and expenses the above referenced investor may incur in the enforcement of this Guarantee.

Upon the exercise of this Guarantee, the above referenced investor will have no further rights or interest in the Fund nor to any additional returns or distributions by the Fund or achieved by its properties. Any and all securities held by the investor that had been previously issued by the Fund shall be deemed cancelled.

Acknowledged and Agreed:	
National Realty Investment Advisors, LLC	
By: 6-5-2	20
Rey Gradato, President Date	
STATE OF New Gersey)	
county of Hudson)ss.:	
On this day of June, 2020, before m	ne personally came
Rey Drabate, to me known and known to	
described in and who executed the foregoing instrument and he/she acknowledged	
same.	
STATE ON NATALIES. PETRUIC	
NOTARY PUBLIC OF NEW JERSEY	
COMM. # 2457083	
THE PAY COMMISSION EVENES 10/2/2022	

Investor Name:	Hemalkumar Vyas			Investor Principal: \$ 70,000		
Address:	13319	Hatherton	Circle	Orlando FL 328	32	
	Guar	antor: Nation	ıal Realty	Investment Advisor	s, LLC	
investor the full re annualized prefer Partners Portfolio 12% annualized p	turn of hi red retur Fund I , referred	s/her/its investorn of 12%, or LLC (the " <u>Fu</u> return, as inten	or principal the balanc nd"), fails ded under	intor") hereby guaran in the amount of \$e of any shortfall then to return such investor the terms of the confid afidential offering men	70, 0 reto, in t r's princi lential of	000 plus an he event that NRIA pal and/or at least a fering memorandum
agreement signed	by both t and all	he above refere other costs an	enced inves	This Guarantee can tor and the undersigne the above referenced	d party.	Guarantor agrees to
investor will have by the Fund or a	no furthe chieved k	r rights or inte by its propertie	rest in the	payment in full to In Fund nor to any addit I all securities held by aid in full and cancelled	ional retu y the inv	urns or distributions
Acknowledged and A	Agreed:					
National Realty Inve	stment Ad	lvisors, LLC				
Ву:	A/\$			3-31-21		
Rey Grabato, Pre	sident	· · · · · · · · · · · · · · · · · · ·		Date		
STATE OF New)) ss.:)			
On this 31s		day of	March			rsonally came
described in and who same.	o executed	TAVEOR	nstrument a	me known and known to nd he/she acknowledged / ETRUIC Notary Public New IERSEY		

Investor Name: apa an Hangkomar Ugus Investor Principal: \$ 230 539 95
13319 Hatherton Circle Orlando Pl 32832
Guarantor: National Realty Investment Advisors, LLC
National Realty Investment Advisors, LLC ("Guarantor") hereby guarantees to the above referenced investor the full return of his/her/its investor principal in the amount of \$ 7.30 \$3.7.35 plus an annualized preferred return of 12%, or the balance of any shortfall thereto, in the event that NRIA Partners Portfolio Fund I, LLC (the "Fund"), fails to return such investor's principal and/or at least a 12% annualized preferred return, as intended under the terms of the Confidential Offering Memorandum of the Fund, dated March 1, 2021 with respect to the offering of \$250,000,000 of the Fund's Convertible Promissory Notes (as may be amended from time to time by sticker supplement or otherwise), which such confidential offering memorandum is incorporated by reference herein.
This Guarantee is absolute and without conditions. This Guarantee can be changed only by written agreement signed by both the above referenced investor and the undersigned party. Guarantor agrees to pay all legal fees and all other costs and expenses the above referenced investor may incur to the enforcement of this Guarantee.
Upon the exercise of this Guarantee, the above referenced investor will have no further rights or interest in the Fund nor to any additional returns or distributions by the Fund or achieved by its properties. Any and all securities held by the investor that had been previously issued by the Fund shall be deemed cancelled.
Acknowledged and Agreed:
National Realty Investment Advisors, LLC
By: 3/16/2021 Rey Grabatd President
COUNTY OF Heidson
On this
described in and who executed the foregoing instrument and he/she acknowledged to me that he/she executed the same. NATALIE S PETRUIC Notaty Public
NOTARY PUBLIC OF NEW JERSEY COMM. # 2457083 MY COMMISSION EXPIRES 10/3/2022

Subscriber Information for Issuance of Certificates for the Units as Follows:

Investor Name:	Hemal	cumar Vyas		Investor	· Principal: \$_	70,000
Address:	13319	Hatherton	Circle	Orlando FL	32832	
	Guar	antor: Nation	ıal Realty	Investment Ac	lvisors, LLC	
investor the full re annualized prefer Partners Portfolio 12% annualized p	turn of hi red retur Fund I, referred i	s/her/its investon of 12%, or LLC (the " <u>Fu</u> return, as inten	or principal the balanc <u>nd</u> "), fails ded under	l in the amount or e of any shortfa to return such in the terms of the	f\$ 70,0 Il thereto, in t ivestor's princi confidential of	he above referenced 000 plus an he event that NRIA pal and/or at least a fering memorandum n is incorporated by
agreement signed	by both the	he above refere other costs an	enced inves	tor and the unde	rsigned party.	ged only by written Guarantor agrees to r may incur in the
investor will have	no furthe chieved h by the Fur Agreed:	r rights or inte by its propertion ad shall then be	erest in the	Fund nor to any dall securities b	additional retu feld by the inv	he above referenced urns or distributions estor that had been
By:	-			3-31-21		
Rey Grabato, Pre	sident			Date		
STATE OF New)) ss.:)			
On this 31s		day of	March			rsonally came
described in and wh same.	o executed	MANEON	NATALLE S PI COMM. # 24	ETRUIC Noticy	ledged to me tha	e the person It he/she executed the

Investor Name: Gloa and Hamalkumar Ugus Investor Principal: \$ 230 539 95
13319 Hatherton Ciclo Ortalo F1 32832
Guarantor: National Realty Investment Advisors, L.LC
National Realty Investment Advisors, LLC ("Guarantor") hereby guarantees to the above referenced investor the full return of his/her/its investor principal in the amount of \$ 2.30 53.7.75 plus an annualized preferred return of 12%, or the balance of any shortfall thereto, in the event that NRIA Partners Portfolio Fund I, LLC (the "Fund"), fails to return such investor's principal and/or at least a 12% annualized preferred return, as intended under the terms of the Confidential Offering Memorandum of the Fund, dated March 1, 2021 with respect to the offering of \$250,000,000 fthe Fund's Convertible Promissory Notes (as may be amended from time to time by sticker supplement or otherwise), which such confidential offering memorandum is incorporated by reference herein.
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Upon the exercise of this Guarantee, the above referenced investor will have no further rights or interest in the Fund nor to any additional returns or distributions by the Fund or achieved by its properties. Any and all securities held by the investor that had been previously issued by the Fund shall be deemed cancelled.
Acknowledged and Agreed:
National Realty Investment Advisors, LLC
By: 3/16/2021 Rey Grabato, President
STATE OF Hudger)ss.:
On this
described in and who executed the foregoing instrument and he she acknowledged to me that he she executed the same.
NATALIE S. PETRUIC Notal y Public Notary Public Notary Public OF NEW JERSEY COMM. # 2457083 MY COMMISSION EXPIRES 10/3/2022

<u>0</u>	GUARANTEE OF	
Investor Name: <u>HEMALKUMAI</u> Address: 13319 HATHERT ORLANDO FLORID		Investor Principal: \$ 400,000
Guarantor:	National Realt	y Investment Advisors, LLC
investor the full return of his/her/in annualized preferred return of 12% Partners Portfolio Fund I, LLC (the " annualized preferred return, as in Confidential Offering Memorandum	ts investor principally, or the balance of Fund"), fails to return the tended under the of the Fund, dated	r") hereby guarantees to the above referenced in the amount of \$\frac{400,000}{20}\$ plus an any shortfall thereto, in the event that NRIA rn such investor's principal and/or at least a 12% terms of the Second Amended and Restated May 1, 2019 (as may be amended from time to affidential offering memorandum is incorporated

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Upon the exercise of this Guarantee, the above referenced investor will have no further rights or interest in the Fund nor to any additional returns or distributions by the Fund or achieved by its properties. Any and all securities held by the investor that had been previously issued by the Fund shall be deemed cancelled.

Acknowledged and Agreed:	
-National-Realty Investment Advisors, LLC	
By:	6-5-20
Rey Grabato, President	Date
$\binom{n}{n}$	
STATE OF / (llv ()erseif)	
county of Hudsen)ss.:	
On this day of June	, 2020, before the personally came
	to me known and known to me to be the person
same.	nt and he/she acknowledged to me that he/she executed the
A101	ALIES. PETRUIC
	PUBLIC OF NEW JERSEY
(Poerse) CO	MM.#2457083
WA COWNER	551ON EXPIRES 10/3/2022

Subscriber Information for Issuance of Certificates for the Units as Follows:

(Falls, Name)
(Entity Name)
HEMALKUMAR VYAS (Name)
(Name)
(Title)
13319 HATHERTON CIRCIE
(Street and No.)
(Street and No.) ORLANDO FLORIDA 32832 (City, State and Zip Code)
The second secon
(Social Security No. or Federal Employer ID No.)
(Social Security No. or Federal Employer ID No.)
(Date of Birth)
(Date of Birth)
<u>hemalkunar 2012 p. gmail. com</u> (Email Address)
502-905-1262 (Phone Number)
(i none name)
Very truly yours,
* *
X By: Hemal A. Vyas. (Signature of Subscriber)
(Signature of Subscriber)
X Dated: 6/4/2020, 2020
X Dated: 0 4 20 20 , 2020
Company Acceptance of Subscription Upon Execution Below:
NRIA Partners Portfolio Fund I, LLC
By
Rey Grabato President
Dated: